



**JUNIPER RIDGE MANAGEMENT ADVISORY BOARD –  
AUGUST 22<sup>ND</sup>, 2019**



## GOAL 9: Economic Development

- To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.
- *Asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.*
- **COMPREHENSIVE PLANS SHALL:**
  - Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;
  - Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.



### OAR 660-009-0025(8):

- Encourage special site uses for economic growth.
- *“Cities and counties that adopt objectives or policies providing for uses with special site needs must adopt policies and land use regulations providing for those special site needs. Special site needs include, but are not limited to large acreage sites, special site configurations, direct access to transportation facilities, prime industrial lands...”*
- Factual basis, Policy Directive, Measures to protect



## **2008 Economic Opportunity Analysis:**

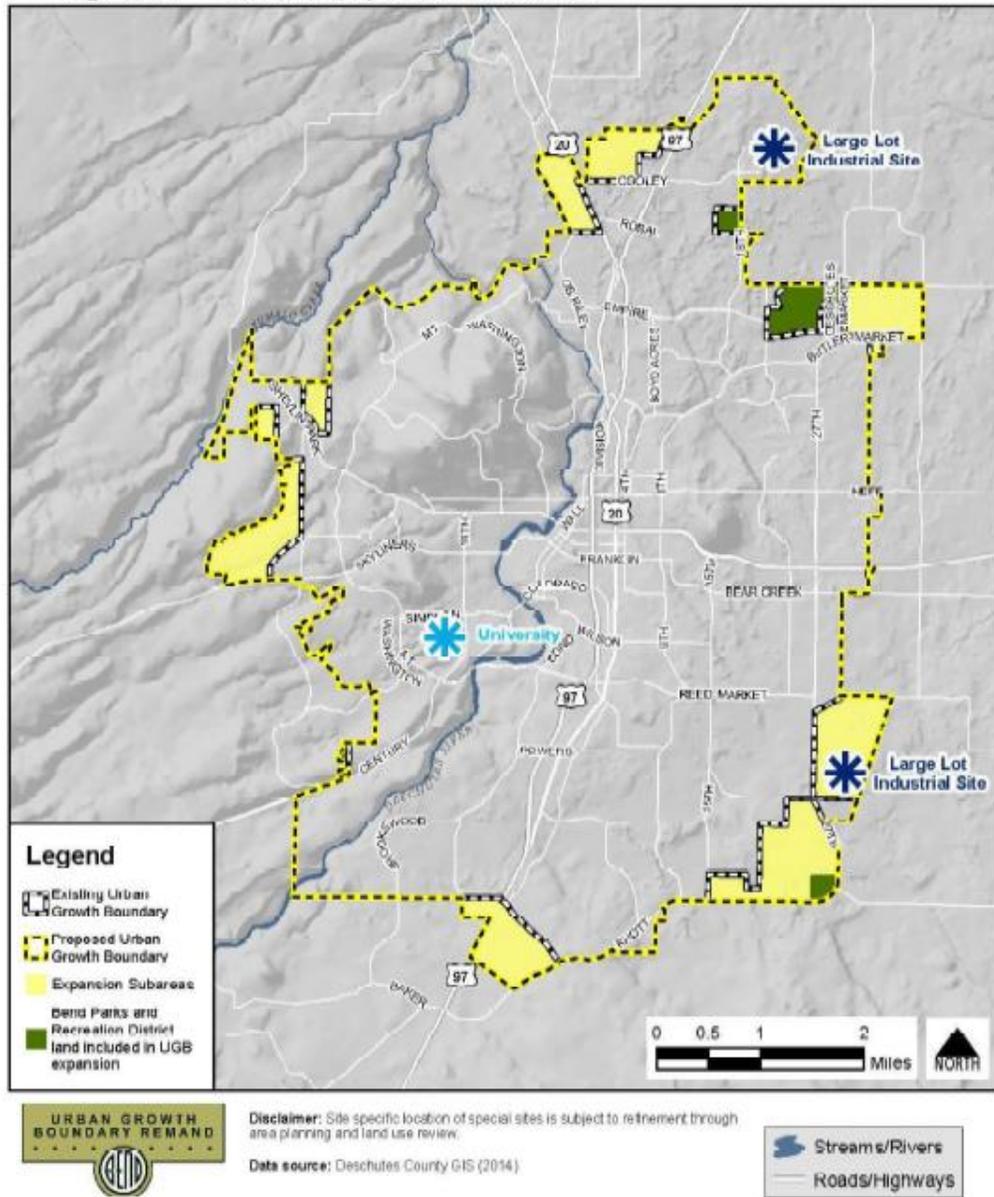
- Discussions w/ Stakeholders, Planning Commission, and public testimony identified the special site need for two (2) large lot industrial sites.
- Identified two (2) 56-acre industrial sites:
  - One for targeted economic sector uses (secondary wood products, aviation, renewable energy resources, information technology);
  - One for heavy industrial site user.



## 2016 Economic Opportunity Analysis (REMAND):

- Agreed and acknowledged need for two (2) 50+ acre sites as identified in 2008
  - *“...will create the land base needed to attract Bend’s targeted sectors.”*
- Specific location of sites identified at Juniper Ridge and Department of State Land (UGB expansion)
- *“...sites are needed in addition to predicted industrial land needs because the total amount of industrial acreage is relatively small (at least 100 acres), and placing at least 100 acres to be held in two large lots would consume nearly all of the needed 20-year supply.”*

Figure 5-1. Bend UGB, Special Site Locations



## ADOPTED PLAN POLICY

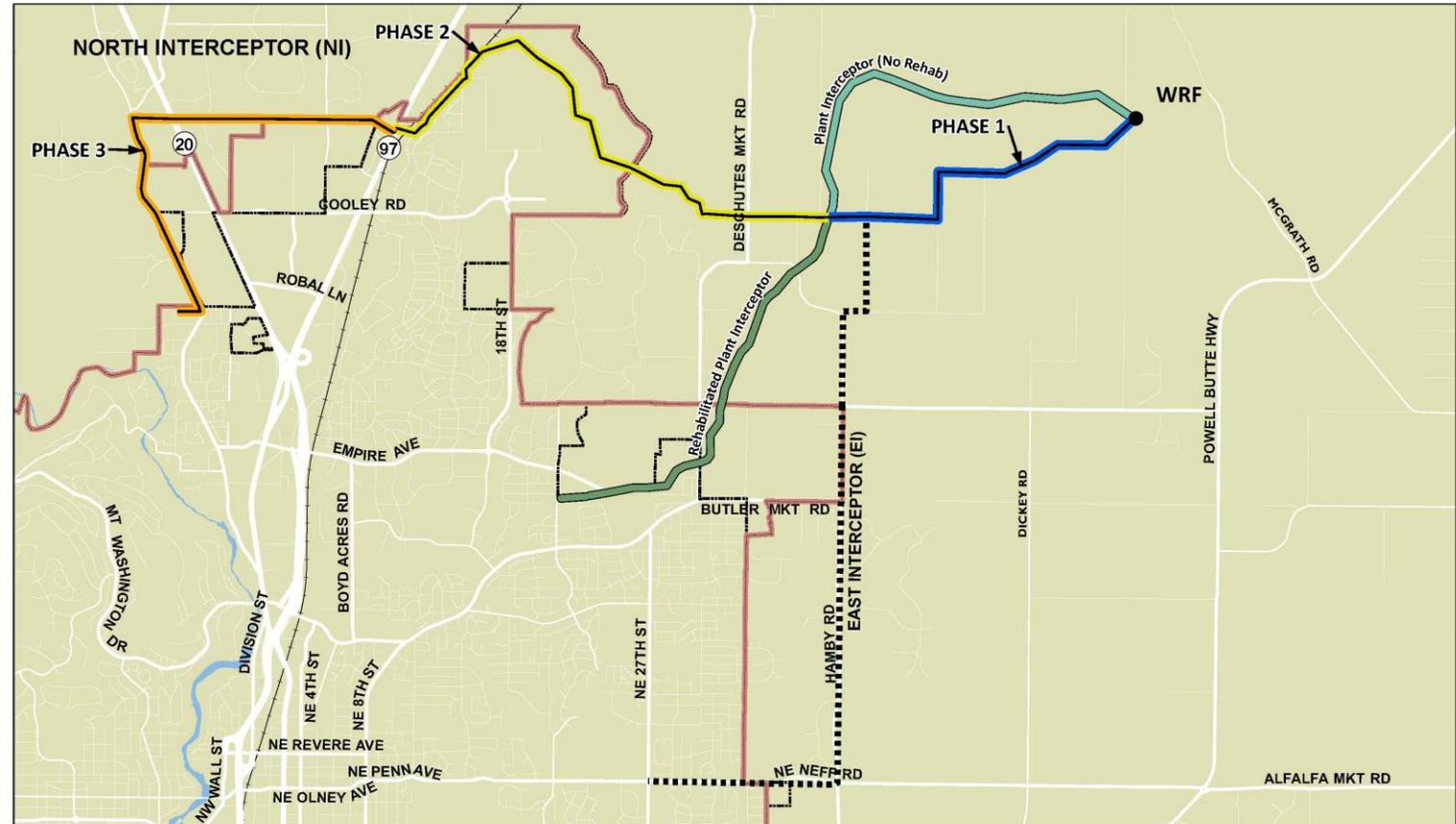


- *Policy 11-19. The City has identified a need for two large lot (at least 50-acre) industrial sites for targeted industries specified in the EOA. This need will be met through the opportunity for one large lot industrial site in the eastern portion of Juniper Ridge and one large lot industrial site on the DSL property (see Figure 11-3).*

# NORTH INTERCEPTOR – PROJECT OVERVIEW



- The North Interceptor is a large diameter sewer transmission pipe.
- Completion of this project will increase sanitary sewer capacity in the system.
- Will provide sewer conveyance to serve both developed and undeveloped lands.
- Progressive Design Build Contracting Method



This map is for reference purposes only. The information was derived from Deschutes County GIS and City of Bend land records. Care was taken in the creation of this map, but it is provided "AS IS". Please contact the City of Bend to verify map information or to report any errors.



# NORTH INTERCEPTOR – PHASE 1 SCOPE



- 10,500 feet of large diameter gravity sewer (36" to 60" diameter)
- Diversion structure to intercept flows from existing Plant Interceptor
- Canal crossing (North Unit Main Canal)
- New Lift Station at WRF



# NORTH INTERCEPTOR - PHASE 1 CONSTRUCTION UPDATE



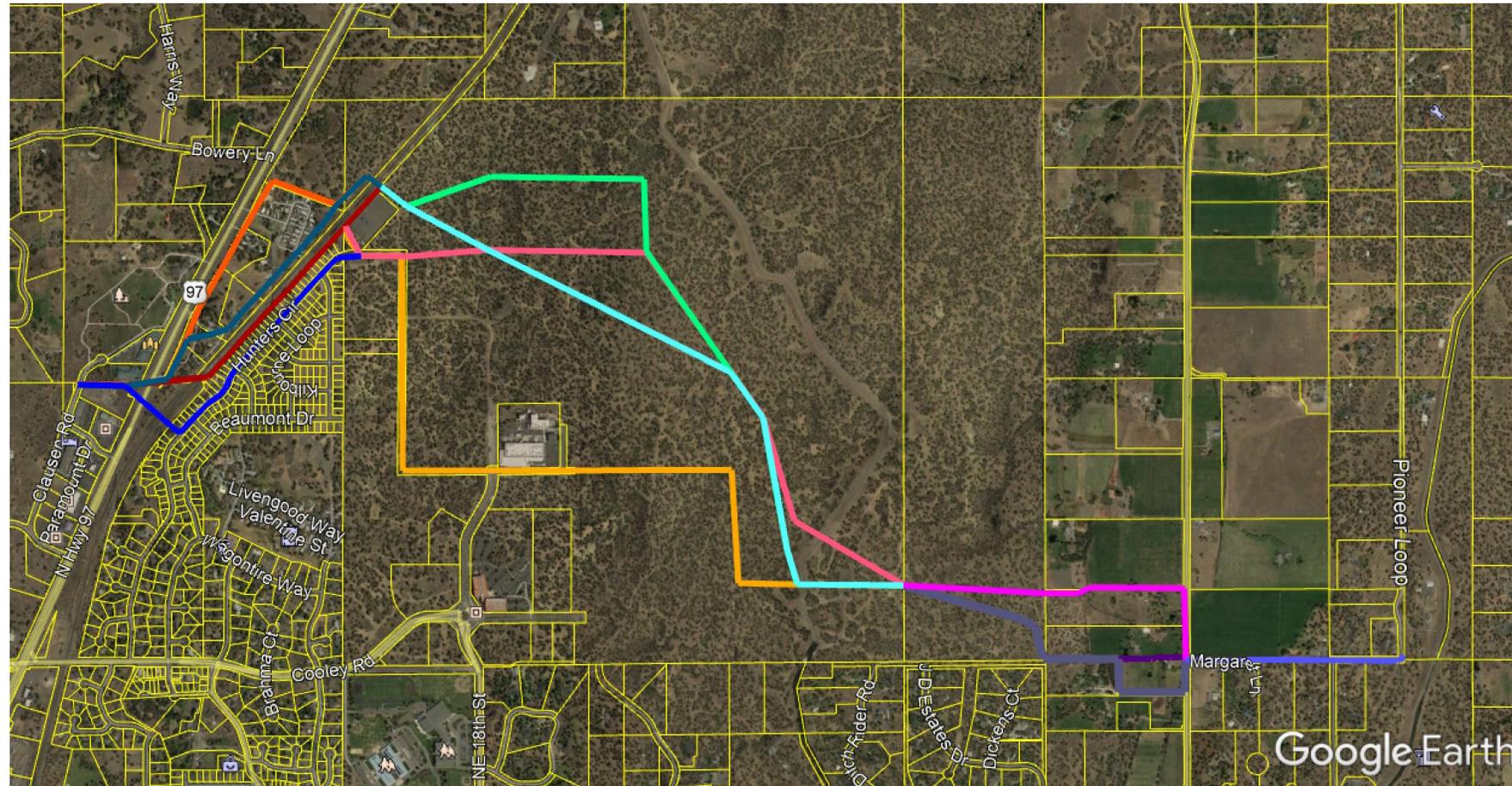
- Mortenson Construction
  - K&E Excavating
  - Quality Drilling and Blasting
- Construction start: July 2019
- Anticipated completion: Fall 2020



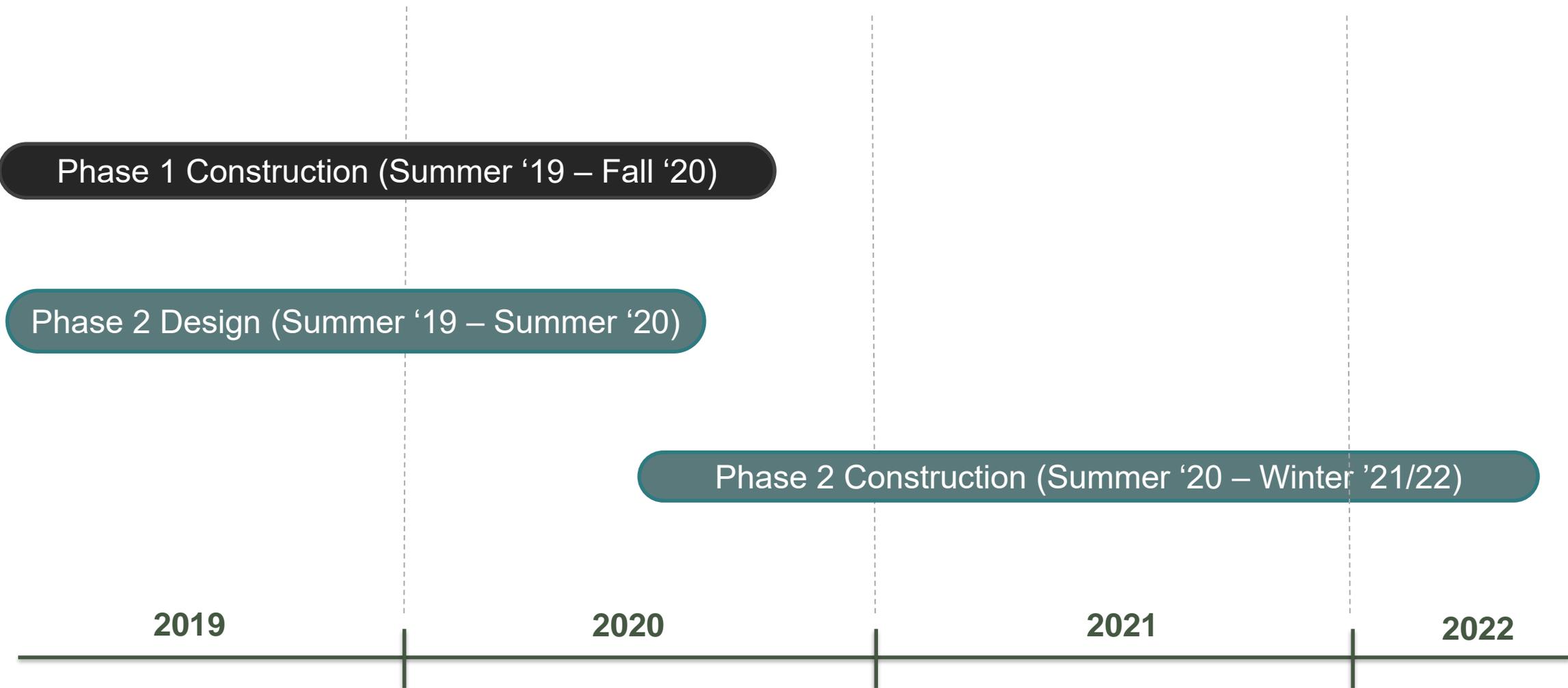
# NORTH INTERCEPTOR – PHASE 2 SCOPE



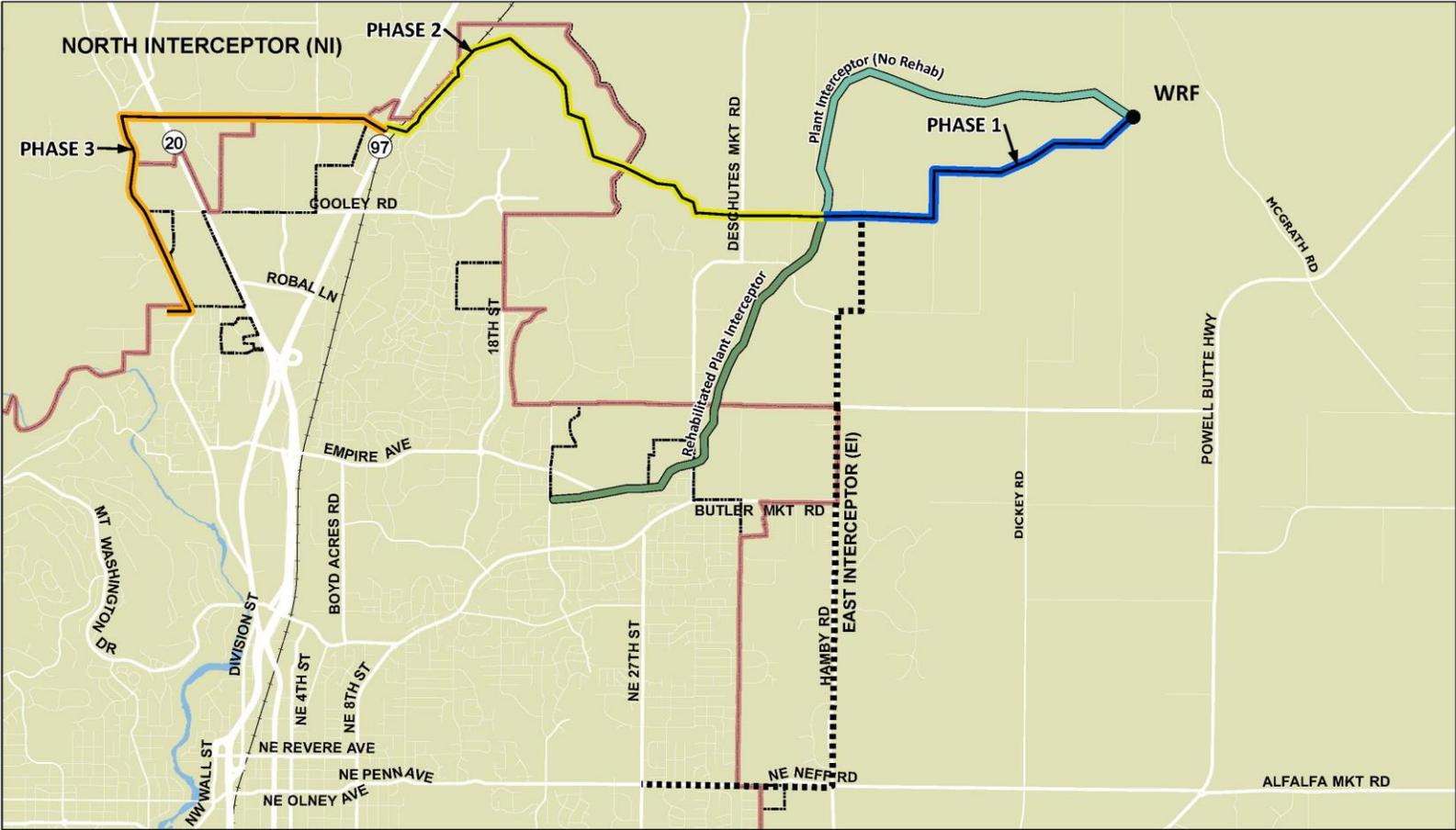
- 17,500 feet of large diameter gravity sewer (24" to 36" diameter)
- Route Alternatives Analysis
- COID Canal Crossing
- Swalley Canal Crossing
- BNSF Crossing
- HWY 97 Crossing



# NORTH INTERCEPTOR – SCHEDULE UPDATE



# NORTH INTERCEPTOR SEWER LINE



# Questions?



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# DEVELOPMENTS & ISSUED PERMITS



## LES SCHWAB HEADQUARTERS:

- ~12 Acres
- Land Sale: 2007
  - ~\$3.67 million (\$7/SF)
- Permit Issued: 2008
- ~120,000 SF
- ~\$33 million (2008 - Published)



Source: GBD Architects

# DEVELOPMENTS & ISSUED PERMITS



## SUTERRA HEADQUARTERS:

- ~8 Acres
- Land Sale: 2010
  - ~\$2.4 million (\$7/SF)
- Phase 1:
  - Permit Issued: 2010
  - ~90,000 SF
  - ~\$35 million (2010 – Published)
- Phase 2:
  - Permit Issued: 2014
  - ~ 16,000 SF
  - ~\$5.5 million (2014 – Permit Value)



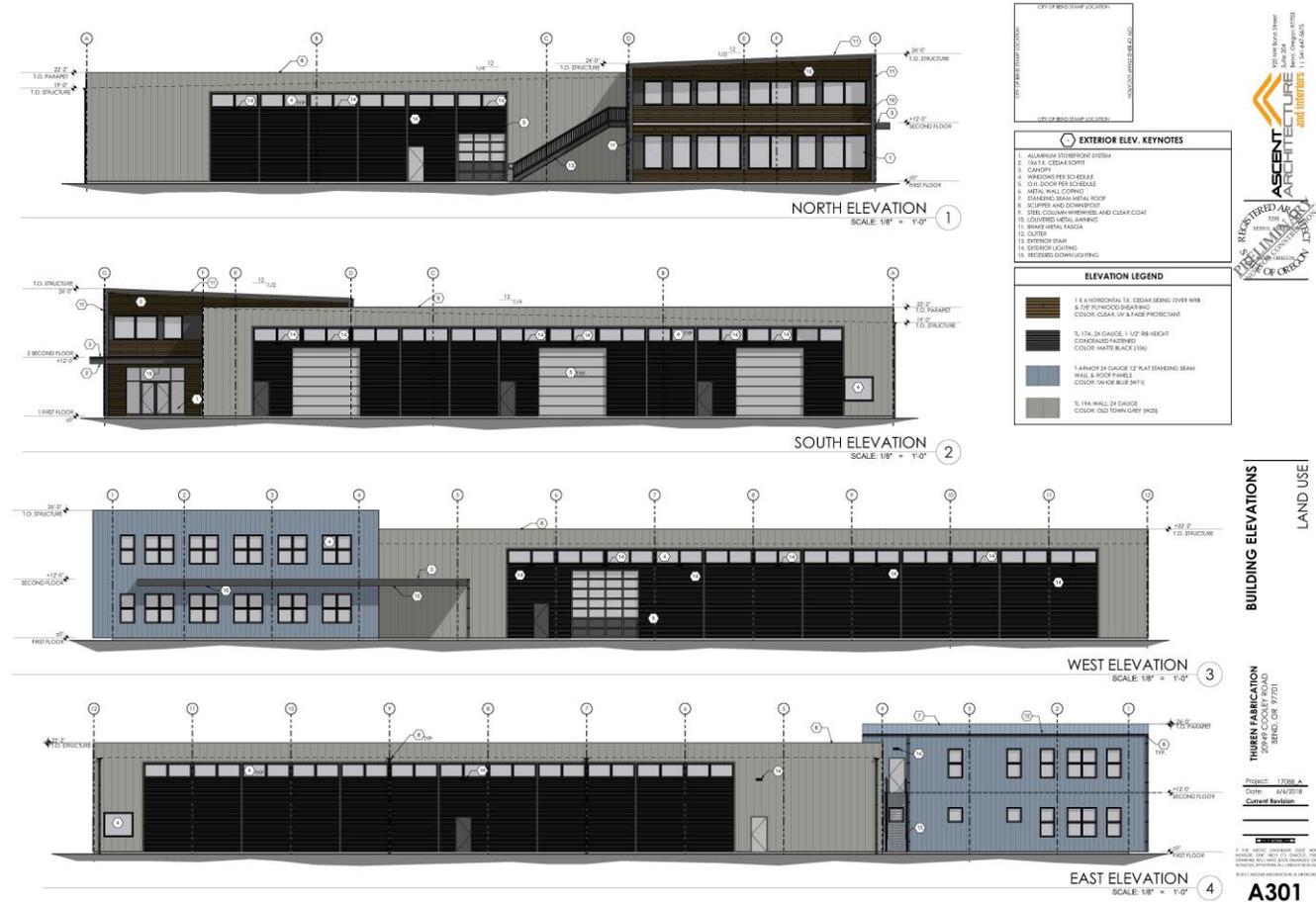
Source: Blaise Cacciola Architects

# DEVELOPMENTS & ISSUED PERMITS



## THUREN FABRICATION:

- Lot 4
- ~ 1.68 Acres
- Land Sale: 2017
  - ~\$421,000 (\$5.75/SF)
- Permit Issued: 2018
- ~ 29,900 SF
- ~\$2.5 million (2018 – Permit Value)



Source: Ascent Architecture

# DEVELOPMENTS & ISSUED PERMITS



## BEND MAILING SERVICE:

- Lot 3
- ~ 4.53 Acres
- Land Sale: 2018
  - ~\$1.035 million (\$5.25/SF)
- Permit Issued: 2018/2019
- ~ 45,000 SF
- ~\$3.05 million (2018 – Permit Value)



Source: C.A. Rowles Engineering

# DEVELOPMENTS & ISSUED PERMITS



## CALLAHAN HOLDINGS LLC:

- Lot 5
- ~ 1.67 Acres
- Land Sale: 2018
  - ~\$458,295 (\$6.3/SF)



Source: Compass Commercial



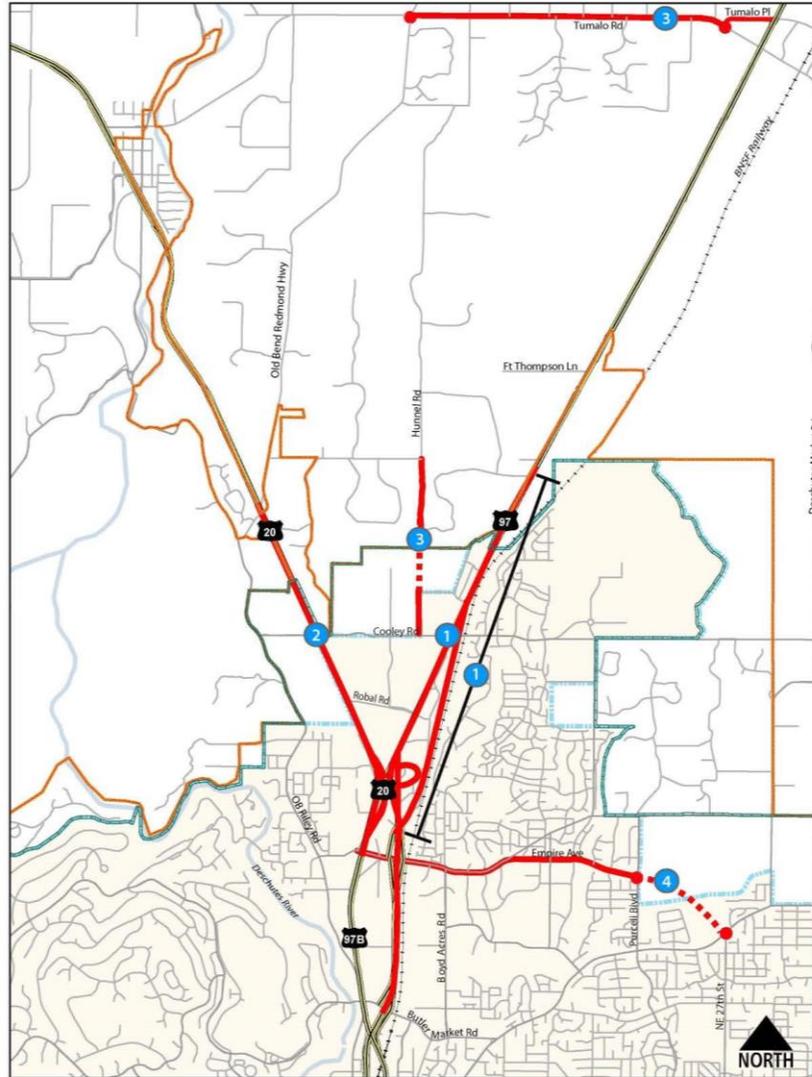
US 97 North Corridor Project: **\$60.4 million**

- Realign US 97 east near existing Railroad
- Improve the US 97/Cooley Road intersection
- Construct US 97 bridge and Cooley Road undercrossing structure
- Install signals at the Empire Interchange

HB 2017 – US 97/Cooley Road Interchange Area Project: **\$50 million**

Transportation System Development Charge: **\$5 million**

# INFRA GRANT AWARD



## Project Elements

1

### US 97 Corridor

- Realign US 97 to the east of its existing location and convert existing US 97 into a business route.
- Improve and grade separate Cooley Road from US 97 and BNSF Railway.

2

### US 20 Corridor

- Construct a roundabout at the intersection of US 20 and Cooley Road.

3

### County Parallel Route Improvements

- Extend and improve Hunnell Road.
- Construct two roundabouts on Tumalo Road at Tumalo Place and Old Bend Redmond Highway.

4

### City Improvements

- Extend and improve Empire Avenue with roundabout connections at Purcell Blvd. and 27<sup>th</sup> Street.

## ODOT IGA - PM PEAK HOUR TRIPS



- 700 PM Peak Hour Trips allowed before required improvements to US 97/Cooley Road
- 79 PM Peak Hour Trips currently USED for ~109,000 square feet of development
- 621 PM Peak Hour Trips AVAILABLE for new development

# ODOT IGA - PM PEAK HOUR TRIPS



Parcel ID#	BP-Traffic #	Square Footage	Use	ITE Code	# PM Peak Trips
1712100000110	17-3996	45000	Gen Light Industrial	110	44
1712100000111	18-2204	21824	Manufacturing	140	15
		3851	Warehousing	150	1
1712100000102	12-0484	11634	Manufacturing	140	8
		3936	Office	710	6
1712100000101	19-2315				5
<b>TOTAL</b>		<b>86245</b>			<b>79</b>

Lot 1		2.73	Light Industrial	110	20
Lot 2		3.24	Light Industrial	110	23
Lot 6		6.29	Light Industrial	110	46
Lot 7		2.77	Light Industrial	110	20
<b>TOTAL</b>		<b>15.03</b>	Acres		<b>109</b>
		<b>112,000</b>	Gross Floor Area		



## SUGGESTED ACTION:

- Based on INFRA Grant Award, HB 2017, TSP Funding, and remaining PM Peak Hour Trips available for new development, the JRMAB recommends not to review the **City of Bend/ODOT IGA** and the **Transportation Management Association Business Plan** as part of the short term disposition strategy and 12-month work plan.



The Board is tasked with providing the following deliverables to Council:

- Develop a 24-month work plan for review, consideration, and adoption by Council.
- Review existing agreements regarding the Employment Sub-District use table, CC&R's, Design Guidelines, ODOT IGA, and other documents governing Juniper Ridge and suggest amendments where necessary after appropriate legal and planning review.
- Developing a vision, land disposition strategy, and framework plan for Juniper Ridge for Council consideration and adoption taking into account prior work and existing legal and regulatory framework.
- Create an in-depth plan for the continued development of Juniper Ridge, including a subdivision plan to coincide with the construction timeline for the North Interceptor.

## SUB-COMMITTEE DISCUSSION



- Groups of 2-3 Board members
- Board Chair & Staff to “float” among groups to assist in guiding discussion and organize material
- Each Sub-Committee to review in detail one of the following:
  - *Juniper Ridge Overlay Zone – Employment Sub-district*
  - *Juniper Ridge Design Guidelines*
  - *Short-term Land Disposition Strategy (within Employment Sub-district)*
- Sub-Committee meetings are “public meetings,” and Open Meetings Law still applies
- Meet in September to identify elements and/or suggested amendments to be incorporated into October “work plan” discussion



## **Suggested Sub-Committee Members:**

- Juniper Ridge Overlay Zone – Employment Sub-district:
  - Ron Benton
  - Craig Chenoweth
  - Jasmine Barnett
  
- Juniper Ridge Design Guidelines:
  - Jade Mayer
  - Jim Beauchemin
  - Kristina Johnson
  
- Short term Land Disposition:
  - Corey Charon
  - Levi McClain



- Questions?
- Contact:
  - Matt Stuart – Urban Renewal Project Manager
  - (541) 323-5992
  - [mstuart@bendoregon.gov](mailto:mstuart@bendoregon.gov)